



- Self-contained ground floor retail unit with ground floor storage
- Prominent frontage onto Hatfield Road
- Within 0.5 mile of St Albans City Centre
- WC & Kitchenette Fitted
- EPC- A
- Rent: £19,500 per annum

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113 Hatfield Road, St. Albans, Hertfordshire, AL1 4JS

Lock-up shop with large frontage

Approx. 1,010 Sq Ft (93.83 Sq M)

To Let

113 Hatfield Road, St. Albans, Hertfordshire, AL1 4JS

Description

A mid-terraced retail unit arranged over ground and basement levels. It features a large glass frontage supported with steel frame. The ground floor can be reconfigured into an open-plan layout, with a central staircase providing access to the basement.

The property includes a WC, kitchenette, and additional storage space to lower ground, which also has an external access point via a separate staircase, offering convenience and flexibility for use.

The unit is currently fully fitted as a dry cleaners and equipment may be available at a premium. Please contact agent for further details.

Location

The premises are prominently positioned on Hatfield Road within 0.5 miles of St Albans City Centre. Nearby occupiers including a number of independent retailers, coffee shop and restaurants.

Floor Area

Ground floor	560 Sq Ft	52.02 Sq M
Storage	450 Sq Ft	41.8 Sq M
Total	1,010 Sq Ft	93.83 Sq M

Rent

£19,500 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £12,500. The property would therefore benefit from small business rates relief meaning the rates payable would be in the region of £1,250 per annum.

VAT

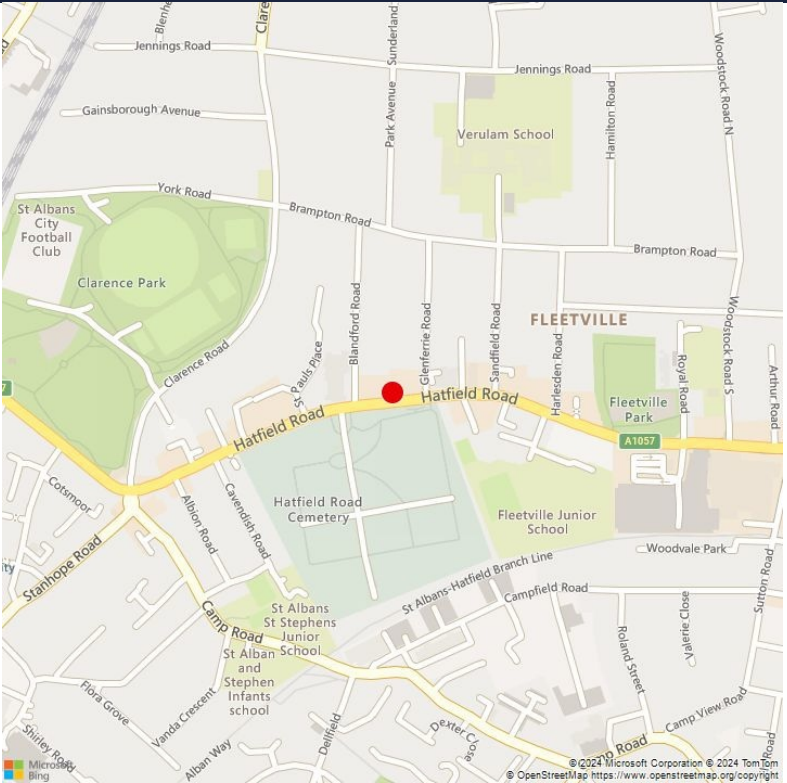
This property is subject to VAT.

Energy Performance Rating

EPC- A

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety
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